



District 6 Advisory Board Agenda

Monday, June 12, 2023 • 6:30 p.m.

Evergreen Community Center & Library • 2601 N. Arkansas, Wichita, KS

67204 Virtual Meeting Option • Zoom and [Facebook Live](#)

Virtual Meeting Access Information

The public has the option to participate in DAB meetings virtually via the Zoom platform or to watch the meetings live on the [District 6 Facebook page](#). Zoom meeting details are listed below.

Join Zoom meeting on a computer, tablet, or smartphone

- Click on the link below and enter the meeting ID and passcode.
 - ✓ <https://us06web.zoom.us/j/86089207419?pwd=ZmwyZVBNaGE4Y3FqZ2VEbnhrMWWhiQT09>
 - ✓ Meeting ID: 860 8920 7419
 - ✓ Passcode: 261623

Join Zoom meeting via telephone (audio only)

- +1 669 444 9171 US

Order of Business

1. Call to Order

- **Approval of Agenda** for June 12, 2023
- Approval of Minutes for May 8, 2023
<https://www.wichita.gov/Council/DABAgendasMinutes/2023-05-08%20District%20Advisory%20Board%20Minutes.pdf>

2. Wichita Fire Department

Staff will present District 6 fire statistics, discuss relevant safety topics, provide department updates, and answer questions.

3. Wichita Police Department

Community Policing Officers will present District 6 statistics and crime trends, discuss relevant safety topics, provide department updates, and answer questions.

4. Wichita Public Library Report

Library Staff will report on events and programs at the Evergreen Branch Library and the Advanced Learning Library.

Recommended Action: Receive and file.

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Public Agenda

This portion of the agenda provides an opportunity for citizens to present issues that are not part of the regular agenda for the meeting. There is a three-minute time limit for each speaker.

5. Scheduled Items

There are no scheduled Public Agenda items this month.

6. Off-Agenda Items

Any individual present that did not request to speak on the Public Agenda prior to the meeting may speak at this time.

Recommended Action: Receive and file.

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New Business

7. WAMPO Metropolitan Transportation Plan 2050

Ashley Bryers, Transportation Planning Manager & Dora Gallo, Transportation Planner will present about the Wichita Area Metropolitan Planning Organization (WAMPO) planning process for the long-range Metropolitan Transportation Plan (MTP). It is called the MTP 2050. The goal is to look at priorities for transportation improvements including safety, ease of travel time, creating a more equitable system, and improving connectivity for all modes of travel. We have a survey available now. Please visit www.wampo.org/mtp2050 to find more information or to take the survey. Recommended

Recommended Action: Receive and file

Presentation: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-06-12%20District%20Advisory%20Board%206%20WAMPO.pdf>

8. Douglas Avenue from Seneca Street to Meridian Avenue Project

The City of Wichita Public Works and Utilities Department staff will provide an update on the design concept for the Douglas Avenue from Seneca Street to Meridian Avenue design project. The design concept includes a three-lane road section with shared bike lanes, improved storm water sewer, six-foot-wide sidewalks on both sides of the road, clearly defined on-street parking, and signalization improvements to the pedestrian crossings. Construction is planned for 2024 and two-way traffic will be maintained during construction. The total project budget is \$5,660,000. It is recommended that the District Advisory Board recommend approval of the proposed design concept presented by staff.

Recommended Action: Approval of the proposed design concept presented by staff.

Recommended Action: Receive and file

9. CON2023-00014

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a Conditional Use to allow Vehicle and Equipment Sales, Outdoor in LC Limited Commercial zoning on a portion of Lot 2 of the H.J. Born Addition. The 0.66 acre-property is addressed as 3733 North Arkansas Avenue, which is generally located on the southwest corner of East 37th Street North and North Arkansas Avenue. The property is currently developed with a convenience store and gas station.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

- 1) A revised site plan shall be submitted to the Planning Department within 60 days of governing body approval that illustrates the parking requirements for the convenience store and the Vehicle and Equipment Sales.
- 2) The Conditional Use shall be limited to the rental of trucks and trailers. No sale of vehicles or rental of boats, motorcycles/scooters, recreational vehicles are permitted.
- 3) All improvements to the property must be finished before trucks and trailer rentals are permitted again. Those improvements shall include, but are not limited to, completing the screening along the south property line.
- 4) A Conditional Use amendment shall be required for any changes to these conditions.
- 5) Off-street parking spaces shall be provided in accordance with Article IV, Sec. IV-A of the UZC. No trucks or trailers for rental shall be displayed in required off-street parking spaces. No parking is allowed on unpaved surfaces on the lot.
- 6) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 7) If the Zoning Administrator finds that there is a violation of any of the conditions of the conditional use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the conditional use is null and void.

CON2023-00014 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-06-12%20District%20Advisory%20Board%206%20CON2023-00014%20MAPC%20Staff%20Report.pdf>

10. CON2023-00020

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting two things:

1. a Conditional Use to permit an Event Center, which may provide entertainment and alcohol for patrons (defined as "Nightclub in the City"); and
2. a Conditional Use to permit a Mobile Food Unit in the City (food truck) to be a primary use.

The subject site is zoned LC Limited Commercial District and is generally located on the southeast corner of North Waco Avenue and West 21st Street North (355 West 21st Street North). The property is developed with a retail shopping center. The requested Conditional Uses are for separate uses on the same site.

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends

- A. The Conditional Use for a Night Club in the City (Event Center) be **APPROVED** subject to the
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following conditions:

1. Nightclub in the City's shall apply only to those ancillary uses associated with an Event Center.
2. Nightclub in the City shall adhere to Supplementary Use Regulations in Section III-D.6.w of the Unified Zoning Code.
3. No music or alcohol consumption shall be allowed outside the building at any time.
4. The hours of operation shall be
 - i. 9:00 a.m. to 8:00 p.m., Monday through Thursday
 - ii. 9:00 a.m. to 11:00 p.m., on Friday and Saturday
 - iii. 8:00 a.m. to 8:00 p.m. on Sunday
5. Security shall be required for any event larger than 30 people.
6. Any lighting must be directed toward the center and not toward any of the residential properties to the south and west.
7. No noise generated in conjunction with the outdoor use shall exceed a sound level of five decibels as measured on the "A" scale of a sound pressure level meter over the normal background noise that is discernible at any property line of a Lot within 1,000 feet that has a residential zoning classification. Normal background noise shall be established by taking the average of ten sound level readings at any ten-minute period.
8. The site shall be developed in general conformance with the approved site plan and in compliance with all city ordinances, including but not limited to: zoning, sign code, building, fire, health codes or licensing requirements.
9. The parking lot shall be kept free of all trash and debris.
10. No loitering, congregating or excessive noise shall be permitted in the parking lot.
11. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

B. The Conditional Use for a Mobile Food Unit in the City (food truck) be **APPROVED** subject to the following conditions:

1. The Mobile Food Unit in the City use shall cease operations by 10:00 p.m. Sunday – Thursday and by 12:00 a.m. Friday and Saturday.
2. Operation of the Mobile Food Unit in the City shall adhere to the license requirement of Section 3.15 of the Wichita City Code.
3. Development of the site shall be in general conformance with the approved site plan.
4. If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing of other remedies set forth in the UZC, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

CON2023-00020 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-06-12%20District%20Advisory%20Board%206%20CON2023-00020%20MAPC%20Staff%20Report.pdf>

11. CON2023-00022

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a Conditional Use to allow Utility, Major on a property zoned LI Limited Industrial District. The 1.37-acre property is addressed as 402 North Mead Avenue, located north of East 3rd Street North, between North Mead Avenue and North Rock Island Avenue.

The applicant is requesting the Conditional Use to expand the existing substation, which was completed around 1950. The subject site is currently developed with the following:

- a substation,
- a small manufacturing facility located at 433 North Rock Island Avenue, and the Keep Klean Building located at 800 East 3rd Street North

RECOMMENDATION: Based upon the information available at the time the report was prepared, staff recommends the Conditional Use be **APPROVED**, subject to the following conditions:

- 1) The final site plan must be reviewed by the Wichita Historic Preservation Board and approved by Wichita City Council prior to the issuance of building permits.
- 2) The applicant shall submit a Variance to eliminate the off-street parking requirement.
- 3) The site shall be developed and operated in compliance with all federal, state, and local rules and regulations.
- 4) If the Zoning Administrator finds that there is a violation of any of the conditions of the Conditional Use, the Zoning Administrator, in addition to enforcing the other remedies set forth in Article VIII of the Unified Zoning Code, may, with the concurrence of the Planning Director, declare that the Conditional Use is null and void.

CON2023-00022 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-06-12%20District%20Advisory%20Board%206%20CON2023-00022%20MAPC%20Staff%20Report.pdf>

12. ZON2023-00025

The Metropolitan Area Planning Department will present this case for consideration by the District 6 Advisory Board. The applicant is requesting a zone change from SF-5 Single-Family Residential District to MF-18 Multi-Family Residential District for the development of a quadplex. The subject site is 0.41 acres in size, and is generally located southeast of North Hoover Road and west of North Curtis Street. The purchaser is under contract with the City of Wichita to purchase the undeveloped parcel.

RECOMMENDATION: Based upon information available prior to the public hearings, planning staff recommends that the request be **APPROVED**. This recommendation is based on the following findings:

1. The zoning, uses, and character of the neighborhood: The triangular shaped property abuts the I-235 Highway to the north and west and a residential neighborhood with a mix of housing types to the south and east. The abutting properties to the south and east are zoned SF-5 Single-Family Residential District and are developed with single-family residences and a place of worship. Directly southeast of the subject site is the JBar Addition, zoned TF-3 Two-Family Residential District with PO-290 and developed with duplexes.
2. The suitability of the subject property for the uses to which it has been restricted: The subject property is zoned SF-5 Single-Family Residential District and could be developed with a single-family residence.
3. Extent to which removal of the restrictions will detrimentally affect nearby property: Approval of the request would allow all uses permitted in the MF-18 Multi-Family Residential District on the site. The applicant intends to develop the property with a quadplex, which is not out of character with the surrounding residential uses. Additionally, site development standards will minimize and mitigate any potential negative impacts to surrounding property by requiring screening and buffering.
4. Length of time subject property has remained vacant as zoned: The property is currently not vacant.
5. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant: Approval of this request could provide an economic gain to the applicant, which is generally considered a gain to the public welfare. However, any gain must be

considered in light of the possible negative impacts to the public welfare, including the effects of future development on neighboring properties. Denial could be regarded as a loss of economic opportunity for the applicant.

6. Conformance of the requested change to the adopted or recognized Comprehensive Plan and policies: The requested zone change is in conformance with the *Community Investments Plan* as discussed in the staff report.
7. Impact of the proposed development on community facilities: The Planning Department does not anticipate the requested zone change will have a significant impact on community facilities. Existing public infrastructure at the site should accommodate uses under the proposed MF-18 District zoning.
8. Opposition or support of neighborhood residents: At the time of publication of the staff report, staff has not received any public comments regarding this case.

ZON2023-00025 Staff Report: <https://www.wichita.gov/Council/DABAgendasMinutes/2023-06-12%20District%20Advisory%20Board%206%20ZON2023-00025%20MAPC%20Staff%20Report.pdf>

Board Agenda

13. Updates, Issues, and Reports

Reports from the DAB on any activities, events, resources, issues, or concerns in the neighborhoods, council district, and/or city.

Recommended Action: Receive and file.

Adjournment

The next District 6 Advisory Board meeting is scheduled to be held at 6:30 p.m. on July 10, 2023 at the Evergreen Community Center & Library, 2601 N. Arkansas, and Wichita, KS 67204. Residents also have the option to participate in DAB meetings virtually via Zoom or to watch them live on the [District 6 Facebook page](#). Visit the [District 6 webpage](#) for the most up-to date meeting information. The meeting agenda and supplemental documents are posted to the webpage the Wednesday prior to the upcoming meeting.